



COMMUNITY DEVELOPMENT AGENCY

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MEMORANDUM

DATE: August 29, 2016 **Agenda of:** October 13, 2016

TO: Planning Commission

FROM: Mel Pabalinas, Senior Planner

SUBJECT: **GOV16-0001: Finding of General Plan Consistency for General Vacation of portions of Bass Lake Road**

RECOMMENDATION: Planning Services recommends the Planning Commission find the proposed vacation of portions of Bass Lake Road to be consistent with the applicable policies of the El Dorado County General Plan.

APPLICANT: Serrano Associates

AGENT: REY Engineers, Inc.

REQUEST: Finding of General Plan consistency of the proposed vacation of a portion of Bass Lake Road resulting in the abandonment of an approximately 10-foot wide southern segment of the road encompassing approximately 3,038 feet in length and 0.7 acres in total area.

LOCATION: Portion of the existing Bass Lake Road, east of the Serrano Parkway and Sienna Ridge Drive intersection, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A).

ASSESSOR'S

PARCEL NUMBERS: No APN associated with the affected portion of Bass Lake Road

BACKGROUND

Bass Lake Road, which extends northerly from US Highway 50 to Green Valley Road serving both areas El Dorado Hills and Cameron Park, is a major arterial road that provides for circulation and connectivity to various existing residential and commercial development in the area. A portion of this road fronts the applicant's property was dedicated to the County in 1994 as part of the El Dorado Hills Specific Plan encompassing 120-foot wide right of way. Subsequently, the County determined the ultimate necessary right-of-way to be 100-foot wide along this portion of the road. The applicant filed a general vacation request with the Transportation Division in November 2015 to initiate vacation of a 10-foot wide southern portion of the road fronting the applicant's property identified as Serrano Village J5/J6 (Exhibit B).

REQUEST

In accordance with Government Code 65402(a), no street shall be vacated or abandoned until such vacation or abandonment has been submitted to and reported upon by the planning agency as to conformity with the adopted General Plan. The request for a General Vacation involves an abandonment of approximately 10-foot wide southern segment of Bass Lake Road encompassing approximately in 3,038 feet in length and 0.7 acres in total area (Exhibit B). This segment of the road is currently undeveloped with no existing structures or encroachments. Upon formal vacation, the County would quit claim ownership of the abandoned land back to the applicants, who owns the southern adjacent properties.

The proposed vacation was reviewed by the affected utility entities including Pacific Gas & Electric, Comcast, and AT&T and governmental agencies including Sheriff's Department, Transportation Division, and El Dorado Irrigation District, all of which are in support of the proposed vacation (Exhibit B).

GENERAL PLAN CONSISTENCY

While no General Plan policies directly relate to the vacation of road, Policy 6.2.3.2 requires that all new development provide adequate emergency access to allow adequate ingress and egress. Also, Policy 5.6.1.1 states that the County will, "promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing and overhead power lines within scenic areas and existing Community Regions and Rural Centers." Completion of the vacation would allow future development within the adjacent receiving parcels to have flexibility in design of circulation and access. Also, utilities that would serve the development would be confined within defined easements underground in order to maintain aesthetic interest in the area.

CONCLUSION

Based on the above information, staff has determined that the request for Finding of Consistency of the proposed General Vacation to be consistent with the applicable policies of the El Dorado County General Plan.

ATTACHMENTS

- Exhibit ALocation Map
- Exhibit BGeneral Vacation of a Public Street,
Highway or Public Service Easement
Application